



COUNCIL MEETING AGENDA

**Tuesday, April 21, 2015
7:00 P.M.**

COUNCIL CHAMBERS – CIVIC SQUARE

**1. COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (5:45 p.m.)
(See yellow tab)**

- Receiving of advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and
 - *BMA Development Charges Study.*
- Proposed or pending acquisition or disposition of land by the municipality or local board.
 - *Sale of City-owned Jewish Cemetery at 812 Lyons Creek Road.*
 - *Extension of Closing to Purchase Agreement for lands east of Southworth Street, north of McCabe Avenue and West of McLaughlin Street, Step Niagara.*
- Personal matters about an identifiable individual, including municipal or local board employees.
 - *Citizens Appointments to various committees.*
 - *Personnel Matter.*

2. ARISE FROM COMMITTEE-OF-THE-WHOLE (IN-CAMERA) (6:55 p.m.)

3. OPEN COUNCIL MEETING (7:00 p.m.)

3.1 NATIONAL ANTHEM

3.2 OPENING REMARKS

- Mr. James Takeo to recite a short poem for poetry month.

3.3 ADDITIONS/DELETIONS TO AGENDA

3.4 ADOPTION OF MINUTES

Regular Council Meeting of February 17, 2015 and Special Council Meetings of March 10 and 24, 2015 (*Previously Distributed*).

3.5 CALL UPON THE ACTING DEPUTY CLERK TO REVIEW COMMITTEE-OF-THE-WHOLE ITEMS (IN-CAMERA) TO BE ADDED TO BLOCK

3.6 DISCLOSURES OF INTEREST



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3.7 COUNCILLORS TO DETERMINE AGENDA ITEMS AND BY-LAWS TO BE REMOVED FROM BLOCK FOR DISCUSSION IN COMMITTEE-OF-THE WHOLE (OPEN) (See pink tab)

4. ORAL REPORTS AND DELEGATIONS

4.1 PRESENTATION(S) - Nil

4.2 DELEGATION(S) (maximum 5/10/5 policy)

10-123 Ron Walker, Member, The Niagara Poverty Reduction Network re: highlight and update on the Niagara Poverty Reduction Network.
Background information included in Council Members' Agenda.

15-28 Liz Palmieri, Executive Director, Niagara Community Foundation re: update on its activities.

4.3 AGENCIES, BOARDS, COMMISSIONS AND COMMITTEES REPORT(S)

15-28 Mayor's Youth Advisory Council re: update on its activities.
(Background information included in Council Members' Agenda).

15-4 Councillor McLeod, Chair, Budget Review Committee, meetings of March 30, 31, and April 13, 20, 2015.

4.4 PUBLIC MEETING PURSUANT TO CITY OF WELLAND BY-LAW 2013-127

15-37 Public Meeting regarding 2015 Water/Wastewater Capital Budget and 2016-2024 Capital Forecast.
(See Report FIN-2015-11, pages 90 to 99)

4.5 LEGISLATED PUBLIC HEARINGS PURSUANT TO THE PLANNING ACT

15-58 A complete application has been made by GREG WOODS on behalf of THE HOPE CENTRE COMMUNITY RESOURCES IN ADVOCACY to rezone Part of Block F, Plan 574 for lands at 570 King Street from the existing C3-X1 Zone to a Site Specific C3 Zone. The purpose of the Amendment is to permit the conversion of the existing building to a social services hub which would include such uses as a clinic, volunteer training, adult education, social services, community programming, a food bank and soup kitchen. The Official Plan designation is HEATH AND WELLNESS CLUSTER.
(See Staff Report P&B-2015-13, pages 45 to 49)



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14-85

14-85Z Complete applications have been made by JOHN PERRY on behalf of GARY NEUMANN to amend the City of Welland Official Plan by changing the designation of the lands at 170 Hellems Avenue (east side of Hellems Avenue, south of Young Street) from LOW DENSITY RESIDENTIAL to COMMUNITY COMMERCIAL CORRIDOR and to rezone the lands at 152 Hellems Avenue, 170 Hellems Avenue and 131 Young Street (south east corner of Hellems Avenue and Young Street) from the existing C1-X13 and RM2 Zones to a Site Specific C1 Zone. The purpose of the Amendment is to permit the construction of a two and a half storey (504.69 sq m) addition to the existing building for a 52 bed respite care facility. The proposed Site Specific C1 Zone would add respite care as a permitted use to the 170 Hellems Avenue lands and permit a parking requirement of one parking space per four beds.
(See Staff Report P&B-2015-14, pages 50 to 56)

5. COMMITTEE-OF-THE-WHOLE (OPEN)
(to discuss items removed from Agenda Block)

6. BY-LAWS (SEE AGENDA INDEX)

7. NOTICES OF MOTION

7.1 Councillor matters discussed with staff for reporting purposes

7.2 Notices of Motion (previously submitted for discussion)

(Councillor Fokkens)

15-37 WHEREAS the changing dynamics of the Water/Sewer user types, Water/Sewer costs and Water loss costs, industrial growth and a Capital Plan for funding for aging infrastructure needs to be reflected in the Water/Sewer Rate Module, and Council needs to be able to explore new methodologies of rate structures that would be reasonable, equitable and sustainable;

AND WHEREAS a Monthly and Year to Date report and analysis of the actual purchases and waste water charges, expenses and the billing revenues in comparison with the 2015 budget should be reviewed no later than the 21st of the following month in order to monitor the effect of the new rates and to mitigate any negative changes to the operating costs.

NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND establish a committee no later than May 20, 2015 to review and monitor the 2015 Water/Sewer performance between expenses and revenues and that a rate structure(s) be developed that is reasonable, equitable and affordable for the users and sustainable for infrastructure, to be



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presented with options for the water/sewer rates and Capital projects to the 2016 Budget Review Committee.

(Councillor McLeod)

99-99 WHEREAS Illuminaqua enhances business, promotes our city and has become a contributing part of Welland's downtown revitalization.
NOW THEREFORE BE IT RESOLVED THAT THE COUNCIL OF THE CITY OF WELLAND approves the Illuminaqua concert series be supported and funded as a city promotional event; and further
THAT the number of concerts be consistent with past Illuminaqua series.

7.3 Call for Notices of Motion (for introduction at the meeting)

8. CORPORATION REPORTS

8.1 Councillor Activities Report

8.2 Mayor's Report

8.3 Interim City Manager's Report

9. CONFIRMATORY BY-LAW

A By-law to adopt, ratify and confirm proceedings of the Council of the Corporation of the City of Welland at its meeting held on the 21st day of April, 2015. Ref. No. 15-1

10. ADJOURNMENT



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AGENDA BLOCK

- 1. BUSINESS ARISING FROM MINUTES, PREVIOUS MEETINGS AND OTHER ITEMS REFERRED FROM COUNCIL FOR DISCUSSION - Nil**

- 2. COMMITTEE AND STAFF REPORTS**
 - 1. Business Arising from Committee-of-the-Whole (closed)**

 - 1 - 2 2. General Committee Report to Council - meetings of March 10, 2015 and April 14, 2015.**

 - 3 3. Budget Review Committee Report to Council - meeting of March 9, 2015**

 - 4. Staff Reports**

 - 4 - 7 TRAF-2015-06 Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Update to Traffic and Parking By-law 89-2000. Ref. No. 15-22 (See By-law 1)**

 - 8 - 13 TRAF-2015-07 Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Update to Clean Yards By-law 10727. Ref. No. 03-59 (By-law 2)**

 - 14 - 16 ENG-2015-04 Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Assumption of Woodlawn Meadows Subdivision Development. Ref. No. 04-55 (See By-law 3)**

 - 17 - 22 ENG-2015-05 Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Gaiser Road Storm Water Management Facility Status Report. Ref. No. 14-97**

 - 23 - 24 ENG-2015-07 Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Lead Water Service Replacements. Ref. No. 14-99 (See By-law 4)**



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| 25 - 28 | <u>ENG-2015-09</u> | Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Sanitary Sewer Flow Monitoring Program 2015/2016. Ref. No. 15-64 (See By-law 5) |
| 29 - 31 | <u>ENG-2015-10</u> | Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Utility Cuts Final reinstatement 2015-2018. Ref. No. 15-60 (See By-law 6) |
| 32 - 35 | <u>ENG-2015-11</u> | Gen. Mgr., Infrastructure Services/City Engineer, S. Iannello - Empire Street Area Watermain Replacement and Sewer Separation. Ref. No. 15-61 (See By-law 7) |
| 36 - 39 | <u>P&B-2015-11</u> | Interim City Manager/Integrated Services, J. Loveys Smith - Accept Transfers and Lay Out, Establish and Name Part of Block 15, Plan 59M-378 and Part of Lot 20, Concession 6, former Township of Crowland, now City of Welland being Parts 1, 2, 3, 4 and 5, Plan 59R-15286 as part of Lincoln Street (File 26T-14-06005). Ref. No. 06-148 (See By-laws 8 & 9) |
| 40 - 44 | <u>P&B-2015-12</u> | Interim City Manager/Integrated Services, J. Loveys Smith - Application for Building Improvement Grant Program - Community Improvement Plan for the Downtown and Health and Wellness Cluster - 2438862 Ontario Limited - 77-79 East Main Street. Ref. No. 10-76 (See By-law 10) |
| 45 - 49
Remove From Block | <u>P&B-2015-13</u> | Interim City Manager/Integrated Services, J. Loveys Smith - Application for Zoning By-law Amendment - The Hope Centre Community Resources in advocacy for lands at 570 King Street - Part Block F, Plan 574 (File 2015-02). Ref. No. 15-58 |
| 50 - 56
Remove From Block | <u>P&B-2015-14</u> | Interim City Manager/Integrated Services, J. Loveys Smith - Application for Official Plan Amendment and Application for Zoning By-law Amendment - Niagara Regional Mortgage Services Inc., and Gary Neumann for lands at 152 Hellems Avenue, 170 Hellems Avenue and 131 Young Street - Part of Blocks V and Z, Plan 564 (File OPA and 2015-01). Ref. No. 14-85/14-85Z |
| 57 - 61 | <u>P&B-2015-15</u> | Interim City Manager/Integrated Services, J. Loveys Smith - Request for extension to Draft Plan Approval - Canal View Heights - Laurent Viger Construction Limited (File: 26T-14-11002) - east side of Memorial Park Drive, south of Lincoln Street. Ref. No. 11-107 |



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62 - 65	<u>R&C-2015-03</u>	Interim City Manager/Integrated Services, J. Loveys Smith - Advisory Committee Consolidation. Ref. No. 15-55
66 - 84	<u>R&C-2015-04</u>	Interim City Manager/Integrated Services, J. Loveys Smith - 2015 Welland Summer Concert Series - Proposals. Ref. No. 15-19
85	<u>CLK-2015-03</u>	Gen. Mgr., Human Resources and Legislative Services, R. Mantesso - Lottery License. Ref. No. 15-3
86 - 89	<u>FIN-2015-10</u>	Gen. Mgr., Corporate Services/Treasurer, S. Zorbas - Properties eligible for tax registration. Ref. No. 15-4
90 - 99	<u>FIN-2015-11</u>	Gen. Mgr., Corporate Services/Treasurer, S. Zorbas - 2015-2024 Water/Wastewater Capital Budgets & Forecast. Ref. No. 15-37 (See By-law 11)

3. NEW BUSINESS

- 100 - 109** 1. Ralph Walton, Regional Clerk, Region of Niagara re: Report PDS 12-2015: Gateway Economic Zone and Centre - Community Improvement Plan Application for 316 Enterprise Drive, City of Welland. Ref. No. 09-60

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND receives for information the correspondence from the Region of Niagara dated March 5, 2015 regarding Report PDS 12-2015: Gateway Economic Zone and Centre - Community Improvement Plan Application for 316 Enterprise Drive, City of Welland.

- 110 - 111** 2. Sharon Beck, Secretary, Burloak Canoe Club re: requesting to sell lottery tickets in the City of Welland. Ref. No. 15-3

RECOMMENDATION:

THAT THE COUNCIL OF THE CITY OF WELLAND grants permission to the Burloak Canoe Club to sell raffle tickets in the City of Welland under authority of Lottery License M717633.



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4. BY-LAWS

MAY BE VIEWED IN THE CLERK'S DIVISION PRIOR TO THE MEETING IF DESIRED.

1. A By-law to amend By-law 89-2000, being a By-law Regulating Traffic and Parking within the City of Welland (Schedules "V" and "XXVII"). Ref. No. 15-22
(Schedule V - amendment to parking limits on Madison Court, Jackson Court and Jefferson Court. Parking restrictions on Hagar Street east of Scholfield Avenue to restrict parking during school hours. Schedule XXVII - amendment to correct speed limit on Canal Bank Road, south of Humberstone Road/Townline Tunnel Road).
2. A By-law to amend By-law 10727, being a By-law to provide for maintaining land in a clean and clear condition (Clean Yards By-law). Ref. Ref. No. 03-59
(See Report TRAF-2015-07).
3. A By-law to assume Woodlawn Meadows Extension Subdivision Plan 59M-361.
Ref. No. 04-55
(See Report ENG-2015-04).
4. A By-law to extend the contract with Vic Vatrt Contracting Ltd. for additional lead water service replacements. Ref. No. 14-99
(See Report ENG-2015-17).
5. A By-law to authorize entering into contract with Associated Engineering (Ont.) Ltd. for the Sanitary Sewer Flow Monitoring Program 2015/2016. Ref. No. 15-64
(See Report ENG-2015-09).
6. A By-law to authorize entering into contract with 1536957 Ontario Ltd. O/A CTC Contracting for Utility Cut final Reinstatement 2015-2018. Ref. No. 15-60
(See Report ENG-2015-10).
7. A By-law to authorize entering into contract with Vic Vatrt Contracting Ltd. for the Empire Street Area Watermain Replacement and Sewer Separation. Ref. No. 15-61
(See Report ENG-2015-11).
8. A By-law to authorize acceptance of a land transfer of Parts 1,2,3,4 and 5, Plan 59R-15286 from Laurent Viger Construction Limited being lands located north and south of the easterly terminus of Lincoln Street. Ref. No. 06-48
(Transfer of Land).



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9. A By-law to authorize to Lay Out, Establish and Name Part of Block 15, Plan 59M-378 and Part of Lot 20, Concession 6, former Township of Crowland, being Parts 1, 2, 3, 4, and 5, Plan 59R-15286 as part of Lincoln Street for the City of Welland.
Ref. No. 06-148
(Establish & name outlined property as Lincoln Street).

10. A By-law to authorize execution of a Building Improvement Grant Agreement with 2438862 Ontario Limited for 77-79 East Main Street. Ref. No. 10-76
(See Report ENG-2015-12).

Remove From Block **11.** A By-law to adopt the 2015 Water and Wastewater Capital Budget. Ref. No. 15-37
(See Report FIN-2015-11).

12. A By-law to appoint Traffic Enforcement Officers of the Corporation of the City of Welland to enforce the provisions of Traffic and Parking By-law 89-2000 at Seaway Mall and to repeal By-law 2014-141. Ref. No. 15-22
(Seaway Mall employee appointment).